

C. Dale Janney, Attorney
1910 Forest Drive
Annapolis, Maryland 21401

SUBSTITUTED TRUSTEE'S SALE

of
VALUABLE FEE-SIMPLE PROPERTY
WITH IMPROVEMENTS
AT 300 W. South Street
Frederick, Md.

Under and by virtue of the power of sale contained in a certain Deed of Trust from Charles Richard Cosley to Harry E. Chesman and James A. Taylor, Trustees, dated October 17, 1980, and recorded among the Land Records of Frederick County, Maryland at Liber 1129, Folio 15, and Substitution of Trustees dated December 13, 1982 and recorded in Liber 1186, Folio 351, substituting C. Dale Janney and L. Paul Hickin as Substituted Trustees under the Deed of Trust aforesaid, and default having occurred under the terms thereof, the undersigned Substituted Trustees will offer for sale at public auction, at the Frederick County Courthouse, on

MONDAY, AUGUST 1, 1983

At 1:00 O'CLOCK P.M.

All that lot or parcel of ground, situate, lying and being in Frederick City, Frederick County, Maryland, more particularly described as follows:

All that piece or part of a tract of land called "Tasker's Chance" and being Lot No. 12 of Mantz's Addition to Frederick City, Maryland, as recorded among the Land Records of Frederick County in Liber JIJ 7, folio 354, and consisting of a corner lot at the intersection of Center Street and West South Street in said Frederick City, Frederick County, Maryland, and known and designated as No. 300 West South Street in said City, County and State.

The property will be sold subject to conditions, restrictions and agreements of record affecting same, if any, in fee simple. Improved by a dwelling.

TERMS OF SALE: A deposit of \$2,500.00 cash or certified check will be required of the purchaser at time and place of sale. Balance due in cash upon final ratification of the sale by the Circuit Court for Frederick County. Interest to be paid on unpaid purchase money at the rate of 11% per annum, from date of sale to date of settlement. Taxes to be adjusted to date of sale. All other such public charges and assessments, payable on an annual basis, including sanitary and/or metropolitan district charges, to be adjusted for the current year to day of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes to be paid by the purchaser.

**C. DALE JANNEY,
L. PAUL HICKIN,
Substituted Trustees**

AUCTIONEERS:
Trout Auctioneers
15 N. Court Street
Frederick, Maryland

I (~~we~~) hereby acknowledge to have this 1st day of August, 1983, purchased at public sale from C. Dale Janney and L. Paul Hickin, Substituted Trustees, the real estate known as 300 West South St., Frederick, Maryland, Frederick Election District #2, with improvements thereon, mentioned and described in the annexed advertisement of sale at and for the sum of FORTY FOUR THOUSAND TWO HUNDRED Dollars (\$44,200.⁰⁰), and I (~~we~~) hereby covenant to comply with the terms of said sale set forth in said advertisement and as announced by the auctioneer. I (~~we~~) acknowledge that I (~~we~~) have bid on said real estate based on my (~~our~~) inspection of said premises and not in reliance on any verbal or written representations made to me (~~us~~) by the Substituted Trustees or their Agent, including Trout Auctioneers, Inc.

WITNESS: (my/~~our~~ hand(~~s~~) and seal(~~s~~)).

Marilyn L. Canning, Agent (SEAL)

(SEAL)

1910 FOREST DR. ANNAPOLIS, MD 21401
Address of Purchaser(~~s~~)

301-269-3524
Telephone Number of Purchaser(~~s~~)

I (~~we~~) hereby certify that I (~~we~~) have received this 1st day of August, 1983, from _____

COMMUNITY DEVELOPMENT ADMINISTRATION
the sum of WAIVED

(\$)

part of the purchase money for the above and foregoing real estate.

C. Dale Janney
Substituted Trustee
L. Paul Hickin
Substituted Trustee

Martha T. Strawsberg
Witness

Filed August 10, 1983